

**DESCRIPTION FOR ACCESS EASEMENT**

A 3.211 acre (139,879 square feet), tract of land, lying within the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas, and being a portion of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas, described as follows:

**BEGINNING** at an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 646.46 feet, for the southwest corner of a called 56.597 acre tract conveyed to Samsung Austin Semiconductor LLC in Document No. 2019138661, Official Public Records of Travis County, Texas, the northwest corner of a called 39.285 acre tract (Tract 3-1) as described in a Special Warranty Deed, dated July 02, 2013 to Dynamic Finance Corporation, recorded in Document No. 2013122753, of the Official Public Records of Travis County, Texas, and also being in the arc of a curve to the left on the eastern right-of-way line of Samsung Boulevard (100' wide right-of-way), as dedicated by said Pioneer Crossing East Section One "Samsung Boulevard", for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,108,347.64, E=3,147,372.14);

**THENCE**, with the common boundary line of said 39.285 acre tract and said Pioneer Crossing East Samsung Boulevard, the following five (5) courses and distances;

1. Along said curve to the left, an arc distance of 117.54 feet, having a radius of 950.00 feet, a central angle of  $07^{\circ}05'20''$ , and a chord which bears  $S08^{\circ}41'54''E$ , a distance of 117.46 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 642.20 feet;
2.  $S12^{\circ}19'49''E$  a distance of 364.29 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 631.76 feet, at a point of curvature to the right;
3. Along said curve to the right, an arc distance of 1441.66 feet, having a radius of 1550.00 feet, a central angle of  $53^{\circ}17'27''$ , and a chord which bears  $S14^{\circ}22'15''W$ , a distance of 1390.25 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 650.25 feet;
4.  $S40^{\circ}52'33''W$  a distance of 265.40 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.28 feet, at a point of curvature to the left;
5. Along said curve to the left, an arc distance of 39.89 feet, having a radius of 25.00 feet, a central angle of  $91^{\circ}25'48''$ , and a chord which bears  $S03^{\circ}55'18''E$ , a distance of 35.79 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.56 feet;

**THENCE**, crossing said Samsung Boulevard as dedicated by said Pioneer Crossing East Section One, Samsung Boulevard, the following six (6) courses and distances;

1.  $N49^{\circ}00'35''W$  a distance of 74.98 feet to a calculated point;
2.  $N40^{\circ}55'28''E$  a distance of 290.90 feet to a calculated point, at the point of curvature of a curve to the left;
3. Along said curve to the left, an arc distance of 1394.88 feet, having a radius of 1500.00 feet, a central angle of  $53^{\circ}16'49''$ , and a chord which bears  $N14^{\circ}21'04''E$ , a distance of 1345.16 feet to a calculated point;
4.  $N12^{\circ}18'59''W$  a distance of 364.34 feet to a calculated point, at the point of curvature of a curve to the right;
5. Along said curve to the right, an arc distance of 683.58 feet, having a radius of 999.97 feet, a central angle of  $39^{\circ}10'04''$ , and a chord which bears  $N07^{\circ}17'45''E$ , a distance of 670.35 feet to a calculated point;
6.  $N26^{\circ}51'48''E$ , a distance of 61.34 feet to a calculated point in the northly line of said Pioneer Crossing East Section One, Samsung Boulevard and a southerly line of Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2, a subdivision recorded in Volume 96, Page 230, Plat Records of Travis

County, Texas, from which a 60d nail found, having an NAVD 88 elevation of 665.28 feet, being the southwestern corner of said Samsung Boulevard, the northwestern corner of said Pioneer Crossing East Section One, Samsung Boulevard, and being on the eastern line of Lot 1, Block A of said Final Plat for Jourdan Crossing Phase C, Section 2, bears N63°07'33"W, a distance of 50.00 feet;

**THENCE**, with a northern line of said Pioneer Crossing East Section One, Samsung Boulevard and a southern line of said Jourdan Crossing Phase C, Section 2, S63°07'33"E, a distance of 49.99 feet to an iron rod found, having an NAVD 88 elevation of 664.41 feet, for the northeastern corner of said Pioneer Crossing East Section One, Samsung Boulevard, being the southeastern corner of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2 and being on the western line of said 56.597 acre tract (Tract 1);

**THENCE**, with the westerly line of said 56.597 acre tract and the easterly right-of-way line of Samsung Boulevard, the following two (2) courses and distances;

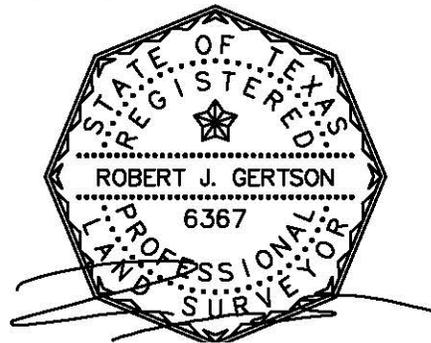
1. S26°51'48"W a distance of 61.31 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 663.70 feet, at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc distance of 531.59 feet, having a radius of 950.00 feet, a central angle of 32°03'38", and a chord which bears S10°50'20"W, a distance of 524.68 feet to the POINT OF BEGINNING;

Containing 3.211 acre (139,879 square feet), more or less.

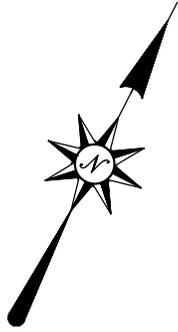
Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010 exactly.

I hereby certify that this boundary description represents the results of a survey made on the ground October 20 of 2020. This description is accompanied by a separate plat of even date.

Robert J. Gertson, RPLS  
Texas Registration No. 6367  
Atwell, LLC  
3815 Capital of Texas Highway, Suite 300  
Austin, Texas 78704  
Ph. 512-904-0505  
TBPLS Firm No. 10193726



11/11/20



SCALE: 1" = 300'

CALLLED 120.00 ACRES  
SPECIAL WARRANTY DEED  
JOHN D BYRAM, WILLIAM F. BORROW JR PETER A.  
LAMY, MARY L. REED AND SAGE LAND COMPANY INC.  
CONVEYS TO  
SAMSUNG AUSTIN SEMICONDUCTOR LLC  
DOCUMENT NO. 2000106442  
O.P.R.T.C.T.

LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513

TRACT 2  
CYALLED 27.802 ACRES  
SPECIAL WARRANTY DEED  
DYNAMIC FINANCE CORPORATION  
CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO. 2019138661  
O.P.R.T.C.T.

REMAINDER OF  
TRACT 10  
479.683 ACRES  
CORRECTION GENERAL WARRANTY  
DEED  
EDINA PARK PLAZA ASSOCIATES  
LIMITED PARTNERSHIP CONVEYS  
TO  
ART COLLECTION, INC  
VOL.13270, PG.1369

TRACT 3-1  
39.285 ACRES  
SUBSTITUTE TRUSTEE'S DEED  
AND BILL OF SALE  
ART COLLECTION, INC. TO  
DYNAMIC FINANCE CORPORATION,  
DOCUMENT NO. 2013122753  
O.P.R.T.C.T.

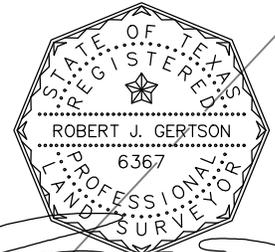
PIONEER CROSSING EAST  
SECTION ONE  
SAMSUNG BLVD.  
(100' R.O.W.)  
DOCUMENT NO. 200200313  
O.P.R.T.C.T.

SAMSUNG BLVD.  
(100' R.O.W.)  
VOL. 96, PG. 230  
P.R.T.C.T.

LOT 1, BLOCK A  
JOURDAN CROSSING PHASE C  
SECTION 2  
VOL 96, PG. 230  
P.R.T.C.T.

CALLLED 56.597  
ACRES  
SPECIAL WARRANTY  
DEED  
DYNAMIC FINANCE  
CORPORATION  
CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO.  
2019138661  
O.P.R.T.C.T.

POINT OF  
BEGINNING  
GRID COORDINATES  
N=10,108,347.64,  
E=3,147,372.14



11/11/20

**LEGEND**

- IRON ROD FOUND WITH SURVCON CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINES
- - - SURVEY LINES

3.211 ACRE  
OUT OF THE LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513  
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE:	11/11/20
DRAWN:	AY
CHECKED:	RG
JOB NO.:	20003531

SHT.  
03  
OF  
04



**ATWELL**

866.850.4200 www.atwell-group.com  
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
512.904.0505

## Mapcheck 1: 3.211AcAccessS

### Closure Summary

Precision, 1 part in: 249483.10'  
Error distance: 0.02'  
Error direction: N14.2413W (dms)  
Area: 3.2111 acres  
Square area: 139874.24  
Perimeter: 5741.69'

### Point of Beginning

Easting: 3147686.7176'  
Northing: 10109358.4528'

### Side 1: Curve

Curve direction: Counter-clockwise  
Radius: [949.97']  
Arc length: 117.54'  
Delta angle: 7.0520 (dms)  
Tangent: [58.84']  
Chord direction: S8.4154E (dms)  
Chord angle: [-8.4154 (dms)]  
Deflection angle: [171.1806 (dms)]  
Chord distance: 117.46'  
Easting: 3147704.4813'  
Northing: 10109242.3438'

### Side 2: Line

Direction: S12.1949E (dms)  
Angle: [179.5445 (dms)]  
Deflection angle: [-0.0515 (dms)]  
Distance: 364.29'  
Easting: 3147782.2742'  
Northing: 10108886.4569'

### Side 3: Curve

Curve direction: Clockwise  
Radius: [1550.00']  
Arc length: 1441.66'  
Delta angle: 53.1727 (dms)  
Tangent: [777.72']  
Chord direction: S14.2215W (dms)  
Chord angle: [-153.1756 (dms)]  
Deflection angle: [26.4204 (dms)]  
Chord distance: 1390.25'  
Easting: 3147437.2187'  
Northing: 10107539.7083'

### Side 4: Line

Direction: S40.5233W (dms)  
Angle: [179.5134 (dms)]  
Deflection angle: [-0.0826 (dms)]  
Distance: 265.40'  
Easting: 3147263.5351'  
Northing: 10107339.0315'

### Side 5: Curve

Curve direction: Counter-clockwise  
Radius: [25.00']  
Arc length: 39.89'

Delta angle: 91.2548 (dms)  
Tangent: [25.63']  
Chord direction: S3.5518E (dms)  
Chord angle: [135.1209 (dms)]  
Deflection angle: [-44.4751 (dms)]  
Chord distance: 35.79'  
Easting: 3147265.9828'  
Northing: 10107303.3253'

Side 6: Line

Direction: N49.0035W (dms)  
Angle: [0.3737 (dms)]  
Deflection angle: [-179.2223 (dms)]  
Distance: 74.98'  
Easting: 3147209.3864'  
Northing: 10107352.5070'

Side 7: Line

Direction: N40.5528E (dms)  
Angle: [-90.0357 (dms)]  
Deflection angle: [89.5603 (dms)]  
Distance: 290.90'  
Easting: 3147399.9443'  
Northing: 10107572.3035'

Side 8: Curve

Curve direction: Counter-clockwise  
Radius: [1500.00']  
Arc length: 1394.88'  
Delta angle: 53.1649 (dms)  
Tangent: [752.46']  
Chord direction: N14.2104E (dms)  
Chord angle: [153.2536 (dms)]  
Deflection angle: [-26.3424 (dms)]  
Chord distance: 1345.16'  
Easting: 3147733.3601'  
Northing: 10108875.4878'

Side 9: Line

Direction: N12.1859W (dms)  
Angle: [179.5821 (dms)]  
Deflection angle: [-0.0139 (dms)]  
Distance: 364.34'  
Easting: 3147655.6428'  
Northing: 10109231.4424'

Side 10: Curve

Curve direction: Clockwise  
Radius: [999.97']  
Arc length: 683.58'  
Delta angle: 39.1004 (dms)  
Tangent: [355.75']  
Chord direction: N7.1745E (dms)  
Chord angle: [-160.2316 (dms)]  
Deflection angle: [19.3644 (dms)]  
Chord distance: 670.35'  
Easting: 3147740.7722'  
Northing: 10109896.3650'

Side 11: Line

Direction: N26.5148E (dms)  
Angle: [179.5901 (dms)]  
Deflection angle: [-0.0059 (dms)]  
Distance: 61.34'  
Easting: 3147768.4895'  
Northing: 10109951.0856'

Side 12: Line

Direction: S63.0733E (dms)  
Angle: [-89.5921 (dms)]  
Deflection angle: [90.0039 (dms)]  
Distance: 49.99'  
Easting: 3147813.0807'  
Northing: 10109928.4885'

Side 13: Line

Direction: S26.5148W (dms)  
Angle: [-90.0039 (dms)]  
Deflection angle: [89.5921 (dms)]  
Distance: 61.31'  
Easting: 3147785.3769'  
Northing: 10109873.7947'

Side 14: Curve

Curve direction: Counter-clockwise  
Radius: [950.01']  
Arc length: 531.59'  
Delta angle: 32.0338 (dms)  
Tangent: [272.95']  
Chord direction: S10.5020W (dms)  
Chord angle: [163.5832 (dms)]  
Deflection angle: [-16.0128 (dms)]  
Chord distance: 524.68'  
Easting: 3147686.7119'  
Northing: 10109358.4751'